



hamlyn
smith.

Downsview, Small Dole, Henfield

£500,000

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 3 Bedrooms

 2 Receptions

 2 Bathrooms

Guide price £500,000

A beautifully renovated and extended three-bedroom home in the popular village of Small Dole. Finished to a high standard throughout, the property includes off-street parking for several cars, along with front and rear gardens.

- A Newly Renovated Family Home
- 3 Double Bedrooms
- Beautiful Open Plan Kitchen/Dining Room
- Completely Refurbished Throughout
- Generous Sized Rooms Throughout
- Master Bedroom With En-Suite and Dressing Room
- Available Now
- No Onward Chain
- A Semi Converted Loft Space, With Boarded Floor And Velux Window
- Eco Friendly Rain Water Harvesting System.





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The front door opens into a bright and spacious entrance hall. A turning staircase at one end rises to the first floor, with a window above creating a striking light well that fills the space with natural light. Just inside the entrance, there is a bespoke coat and boot storage area with bench seating, flanked by contemporary green-painted cabinets on either side.

Straight ahead, a door leads to the generous living room, which has a large window overlooking the front garden. Also off the hallway is a downstairs WC, fitted with a back-to-wall toilet and a hand basin set in a vanity unit with storage below.

To the rear of the house is a superb open-plan kitchen and dining room, running the full width of the property. The kitchen is newly fitted, with dark navy units and integrated appliances including a fridge freezer, dishwasher, washing machine, electric fan oven, and hob. The Ideal Logic Max C35 combination boiler is discreetly housed in a kitchen cupboard. Two sets of double doors open onto the garden—one from the kitchen and another from the dining area—allowing for an easy connection to outdoor living and space for a dining table with garden views.

The rear garden includes a timber decked area for outdoor dining, a well-kept lawn bordered by mature trees and hedging, and a charming hexagonal wooden gazebo that offers a sheltered seating area and a perfect frame for climbing plants.

Upstairs, the property has three double bedrooms and a stylish family bathroom. The principal bedroom is a spacious dual-aspect room with a large walk-in wardrobe and a newly fitted en-suite shower room, including a WC, vanity unit with hand basin, chrome fittings, and a heated towel rail.

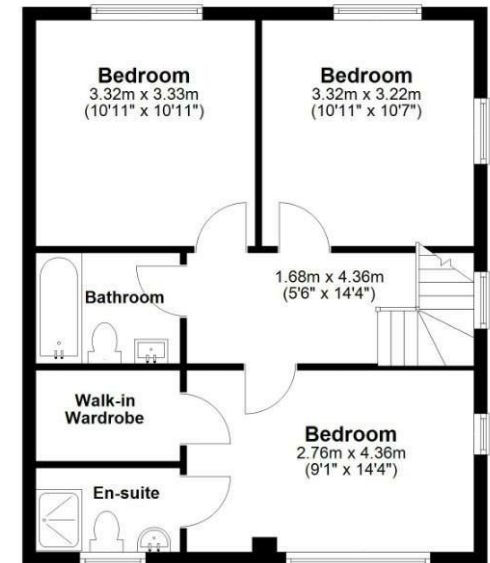
The remaining two bedrooms are positioned on the opposite side of the house and are served by a modern family bathroom, which features a contemporary suite with brass fittings, a copper towel radiator, and a shower over the bath with both rainfall and handheld shower heads.

The location offers easy access to the South Downs, with excellent walking routes nearby. Woods Mill Nature Reserve, managed by the Sussex Wildlife Trust is also close. In the village of Small Dole you will find The Fox pub, a post office, and a general store, while the highly regarded Ginger Fox restaurant is a short drive away. The larger village of Henfield, with its selection of pubs, cafés, and further amenities, is within five minutes by car. Nearby leisure options include Singing Hills Golf Club, The Dyke Golf Club, and Wickwoods Country Club. Brighton and Gatwick are easily accessible by road, while Hassocks train station, a 15-minute drive away, provides regular services to London Victoria, London Bridge, Bedford, Brighton, Littlehampton, and Worthing. The A23 and A27 are also within easy reach, ensuring excellent transport links.



Ground Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.4 sq. feet)

Total area: approx. 107.4 sq. metres (1156.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

